

SECTION 507. GC-GENERAL COMMERCIAL

Section 507.1 Purpose

This district is designed for the central retail marketing function of the Douglas trade area. Office building activities, personal and business services, and minor repair services are compatible with the primary purpose of the district. Regulations are designed to encourage a concentrated development limited by standards to prevent traffic congestion and to protect the district from incompatible uses.

Section 507.2 Approval Required

No structure or building shall be built or remodeled upon land in the General Commercial district until all required subdivision plat and/or site plan approvals have been obtained.

Section 507.3 Location

The following criteria shall be considered in establishing and maintaining a GC district.

- (a) Conforms to appropriate designation in the General Plan.
- (b) Corresponds to an existing district or development in an area annexed into the City.

Section 507.4 Permitted Principal Uses

Buildings, structure, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses including:

- (a) Building and Professional Services
 - (1) Business and professional offices including any permitted in Neighborhood Commercial, Limited Commercial or Office Professional.
 - (2) Business schools.
 - (3) Medical or dental offices including laboratory.
 - (4) Museum
 - (5) Optician
 - (6) School, private, operated as a commercial enterprise.

(7) Studio for professional work or teaching of any form of commercial or fine arts.

(8) Small Animal Veterinary Hospital

(b) Retail Sales

(1) Antique store.

(2) Appliance store.

(3) Art gallery.

(4) Automobile parts store.

(5) Bakery.

(6) Bars and cocktail lounges.

(7) Bicycle store.

(8) Bookstore

(9) Camera Store.

(10) Candy store.

(11) Carpet and floor covering store.

(12) Clothing store.

(13) Craft shop conducted in conjunction with retail business which may include ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.

(14) Department store.

(15) Drug store.

(16) Electronic equipment store.

(17) Fabric store.

(18) Florist.

(19) Furniture store.

- (20) Gift shop.
- (21) Grocery store or supermarket.
- (22) Gun shop.
- (23) Hardware store.
- (24) Hobby or toy store.
- (25) Home improvement store.
- (26) Ice cream store.
- (27) Import store.
- (28) Liquor store.
- (29) Music store.
- (30) Pawn shop.
- (31) Pet shop.
- (32) Restaurants, including drive-in or drive through types.
- (33) Sporting goods store.
- (34) Stationary store.
- (35) Swimming pool supply store.
- (36) Variety store.
- (37) Second hand stores as long as all items are contained within the building.

(c) Services

- (1) Appliance repair.
- (2) Bank. (including drive-thru)
- (3) Barber or beauty shop.
- (4) Bowling alley.

- (5) Broadcasting station and studio, radio or television, but not including transmitting or receiving towers.
- (6) Clothes cleaning agencies and Laundromats excluding industrial cleaning and dying plants.
- (7) Hotel or motel.
- (8) Movie theater.
- (9) Pool hall.
- (10) Printing, lithography, publishing or photostating establishment.
- (11) Shoe repair.
- (12) Taxidermist.
- (13) Telephone answering service.
- (14) Theater for the performing arts.
- (15) Amusement park.
- (16) Automated car wash.
- (17) Automobile rental or leasing.
- (18) Automobile sales, new.
- (19) Automobile sales, used.
- (20) Automotive repair, body and paint shops.
- (21) Bars and cocktail lounges.
- (22) Boat sales.
- (23) Bus station, excluding overnight parking and storage of buses.
- (24) Commercial parking lot.
- (25) Day nursery or pre-school.
- (26) Equipment sales rental and storage yard.

- (27) Funeral home and chapel.
- (28) Gasoline service station.
- (29) Health studio.
- (30) Miniature golf course.
- (31) Motorcycle sales.
- (32) Recreational vehicle and camper sales and or repair.
- (33) Residential health care facility.
- (34) Sports arena.
- (35) Tire store excluding retreading.
- (36) Multi-unit storage facilities.

Section 507.5 Permitted Conditional Uses

See Section 310

Section 507.6 Permitted Accessory Uses

- (a) Any use customarily incidental to a permitted principal use, such as:
 - (1) Private garage or carport for storage of vehicles;
 - (2) Garden house, toolhouse, ramada, swimming pool.
- (b) Accessory dwelling units, See Section 310.
- (c) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.
- (d) Home occupations, See Section 324.

Section 507.7 Property Development Standards

- (a) Required Area: No minimum area requirement, but any development over three (3) contiguous acres in gross area shall be processed as a planned area development under the provisions of Article 9.
- (b) Maximum Building Height: No building shall exceed thirty-five (35) feet in height, except that within one hundred (100) feet of any SFR, MFR, or MGR district, no building shall exceed twenty-five (25) feet in height.
- (c) Minimum Distance Between Main Buildings: As prescribed by the Uniform Building Code.
- (d) Required Yards:
 - (1) Front Yard:
 - (a) There shall be a front yard having a depth of not less than forty (40) feet.
 - (b) Where a lot has double frontage on two (2) streets, the required front yard of not less than forty (40) feet shall be provided on both streets.
 - (a) Where a lot is located at the intersection of two (2) or more streets, the required front yard of not less than forty (40) feet shall be provided on one (1) street and a yard having a depth of not less than twenty (20) feet shall be provided on the intersecting street.
 - (2) Side and Rear Yard. Ten (10) feet.

Section 507.8 Non-Residential Accessory Buildings.

- (a) Maximum Height: Fifteen (15) feet above grade.
- (b) Maximum Yard Coverage: Thirty-five (35) percent of rear yard.
- (c) Location Restrictions: No accessory building shall be erected in any minimum required front or side yard, except as otherwise provided in this code.
- (d) Setback Requirements: Accessory buildings shall be setback front and side lot line and the rear lot line a distance no less than three (3) feet, except;
 - (1) For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).
 - (2) For a corner lot abutting a key lot and not separated there from an alley, any accessory building shall be setback from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.

Section 507.9 Off-Street Parking and Loading

In accordance with the provisions of Article 6.

Section 507.8 Sign Regulations

In accordance with the provisions of Article 7.

Section 507.11Landscaping, Screening, and Buffering

Landscaping, screening, and buffering shall be provided as deemed adequate by the Planning and Zoning Commission or Board of Adjustment, and Building Inspector. All landscaping shall meet the specifications set forth in any subsequent ordinance specifically addressing the issue of landscaping.